

Fill in this information to identify the case:

Debtor 1 Sharonda Evette McCullom, aka Sharonda Evette Tye

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Michigan

Case number 19-40247-mlo

Official Form 410S1**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association, as
Name of creditor: Trustee of BKPL Lodge Series I Trust

Court claim no. (if known): 11-2

Last 4 digits of any number you use to
identify the debtor's account:

0 4 1 8

Date of payment change:

Must be at least 21 days after date
of this notice 08/01/2021

New total payment:

Principal, interest, and escrow, if any \$ 648.43

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**☐ No☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 242.65

New escrow payment: \$ 301.11

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**☒ No☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**☒ No☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.
(Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1

Sharonda Evette McCullom

First Name Middle Name Last Name

Case number (if known) **19-40247-mlo****Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Molly Slutsky Simons

Signature

Date **06/24/2021**

Print:

Molly Slutsky Simons

First Name Middle Name Last Name

Title **Attorney for Creditor**

Company

Sottile & Barile, Attorneys at Law

Address

394 Wards Corner Road, Suite 180

Number Street

Loveland

City

OH

State

45140

ZIP Code

Contact phone

513-444-4100Email **bankruptcy@sottileandbarile.com**

SHARONDA E TYE
15624 CHESTNUT AVE
EASTPOINTE MI 48021

Analysis Date: June 21, 2021

Property Address: 15624 CHESTNUT AVENUE EASTPOINTE, MI 48021

Final
Loan [REDACTED]

**Annual Escrow Account Disclosure Statement
Account History**

This is a statement of actual activity in your escrow account from Dec 2020 to July 2021. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Aug 01, 2021:
Principal & Interest Pmt:	347.32	347.32 **
Escrow Payment:	242.65	301.11
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$589.97	\$648.43

Escrow Balance Calculation	
Due Date:	May 01, 2021
Escrow Balance:	1,087.68
Anticipated Pmts to Escrow:	727.95
Anticipated Pmts from Escrow (-):	120.12
Anticipated Escrow Balance:	\$1,695.51

** The terms of your loan may result in changes to the monthly principal and interest payments during the year.

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	0.00	0.00
Dec 2020		288.91			* Escrow Only Payment	0.00	288.91
Dec 2020		485.30			*	0.00	774.21
Dec 2020				731.10	* City/Town Tax	0.00	43.11
Feb 2021		727.95			*	0.00	771.06
Feb 2021				170.89	* Forced Place Insur	0.00	600.17
Mar 2021				60.16	* Forced Place Insur	0.00	540.01
Apr 2021		485.30			*	0.00	1,025.31
Apr 2021				60.16	* Forced Place Insur	0.00	965.15
May 2021				60.06	* Forced Place Insur	0.00	905.09
Jun 2021		242.65			*	0.00	1,147.74
Jun 2021				60.06	* Forced Place Insur	0.00	1,087.68
					Anticipated Transactions	0.00	1,087.68
Jun 2021		485.30		60.06	Forced Place Insur		1,512.92
Jul 2021		242.65		60.06	Forced Place Insur		1,695.51
	\$0.00	\$2,958.06	\$0.00	\$1,262.55			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 0.00. Under Federal law, your lowest monthly balance should not have exceeded 0.00 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are

silent on this issue.

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	1,695.51	1,966.29
Aug 2021	278.54	60.06	Forced Place Insur	1,913.99	2,184.77
Sep 2021	278.54	1,890.63	City/Town Tax	301.90	572.68
Sep 2021		60.06	Forced Place Insur	241.84	512.62
Oct 2021	278.54	60.06	Forced Place Insur	460.32	731.10
Nov 2021	278.54	60.06	Forced Place Insur	678.80	949.58
Dec 2021	278.54	731.10	City/Town Tax	226.24	497.02
Dec 2021		60.06	Forced Place Insur	166.18	436.96
Jan 2022	278.54	60.06	Forced Place Insur	384.66	655.44
Feb 2022	278.54	60.06	Forced Place Insur	603.14	873.92
Mar 2022	278.54	60.06	Forced Place Insur	821.62	1,092.40
Apr 2022	278.54	60.06	Forced Place Insur	1,040.10	1,310.88
May 2022	278.54	60.06	Forced Place Insur	1,258.58	1,529.36
Jun 2022	278.54	60.06	Forced Place Insur	1,477.06	1,747.84
Jul 2022	278.54	60.06	Forced Place Insur	1,695.54	1,966.32
	<u>\$3,342.48</u>	<u>\$3,342.45</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 436.96. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 557.08 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 1,695.51. Your starting balance (escrow balance required) according to this analysis should be \$1,966.29. This means you have a shortage of 270.78. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 12 months.

We anticipate the total of your coming year bills to be 3,342.45. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation

Unadjusted Escrow Payment	278.54
Surplus Amount:	0.00
Shortage Amount:	22.57
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$301.11</u>

Paying the shortage: If your shortage is paid in full, your new monthly payment will be \$625.86 (calculated by subtracting the Shortage Amount to the left and rounding, if applicable). Paying the shortage does not guarantee that your payment will remain the same, as your tax or insurance bills may have changed. If you would like to pay the shortage now, please pay the entire amount of the shortage before the effective date of your new payment. To ensure that the funds are posted to your account correctly, please notify your asset manager that you are paying the shortage.

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN
DETROIT DIVISION**

In Re:

Case No. 19-40247-mlo

Sharonda Evette McCullom, aka Sharonda
Evette Tye

Chapter 13

Debtor

Judge Maria L. Oxholm

PROOF OF SERVICE

The undersigned does hereby certify that a copy of the Notice of Mortgage Payment Change has been duly electronically serviced, noticed or mailed via U.S. First Class Mail, postage prepaid on June 24, 2021 to the following:

Sharonda Evette McCullom, Debtor
15624 Chestnut Ave
Eastpointe, MI 48021

Morris B. Lefkowitz, Debtor's Counsel
pacerdocuments@gmail.com

Tammy L. Terry, Trustee
mieb_ecfadmin@det13.net

United States Trustee's Office
(registeredaddress)@usdoj.gov

Respectfully Submitted,

/s/ Molly Slutsky Simons

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Loveland, OH 45140
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Attorney for Creditor